

Index File

Application No. PD-17-06

Fourth Centrum of Virginia, Inc.

Application No. PD-17-06 is a request to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel for the purpose of establishing a 63-acre independent living senior housing development with a 7.7-acre commercial center.

The property is located at 4300 Mooretown Road.

The staff is recommending approval.

Attachments:

1. Staff report
2. Zoning map
3. Proffer statement
4. Master Plan alternatives A, B, and C
5. Non-binding illustrative plan
6. Architectural elevations
7. Typical building envelopes for detached and duplex units
8. Community impact statement
9. Proposed Resolution No. PC06-12

COUNTY OF YORK

MEMORANDUM

DATE: June 6, 2006 (PC Mtg. 6/14/06)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. PD-17-06, Fourth Centrum of Virginia, Inc.

ISSUE

This application seeks to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel for the purpose of establishing a 63-acre independent living senior housing development with a 7.7-acre commercial center. The property, further identified as Assessor's Parcel No. 5-52, is located at 4300 Mooretown Road approximately 2,030' west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713).

DESCRIPTION

- Property Owner: City of Williamsburg (Applicant is contract purchaser)
- Location: 4300 Mooretown Road (Route 603)
- Area: Approximately 70.7 acres of a 133-acre parcel
- Frontage: Approximately 1,420 feet on Mooretown Road
- Utilities: Public water and sewer
- Topography: Moderate slopes are present on much of the property with some steep slopes
- 2025 Land Use Map Designation: Economic Opportunity
- Zoning Classification: EO – Economic Opportunity
- Existing Development: None
- Surrounding Development:
 - North: Fairfield at Governor's Green timeshare resort
 - East: Undeveloped watershed property
 - South: Fairfield at Kingsgate timeshare resort

West: Retail development along Richmond Road in James City County (across Mooretown Road and the CSX railroad tracks)

- Proposed Development: 63-acre independent living senior housing development with a 7.7-acre commercial center

CONSIDERATIONS/CONCLUSIONS

1. The subject parcel was purchased in 2001 by the City of Williamsburg, which plans to subdivide it and sell approximately 70.7 acres along Mooretown Road to the applicant, leaving the remaining 63-acre portion to the rear in its current natural state. The Comprehensive Plan designates the front half of the parcel as Economic Opportunity, while the rear half is designated Conservation because of its proximity to the Waller Mill Reservoir. The property is zoned EO (Economic Opportunity).
2. In general, the development character of Mooretown Road is commercial on either end, with large-scale retail, office, and institutional development at the northern end near the I-64/Route 199 Lightfoot interchange, with primarily tourist-oriented retail development at the southern end in proximity to Bypass Road, which is one of the greater Williamsburg area's major tourist corridors. Development between those two commercial clusters is less intensive, with single-family detached homes, a small light industrial area, a timeshare resort, and a large area of watershed property that is owned by the City of Williamsburg and likely to remain undeveloped. The site of the proposed development is between the two Fairfield timeshare resorts along this corridor (Governor's Green to the north and Kingsgate to the south). Although these are commercial developments, the use is essentially residential, albeit transient. Other development nearby includes the Embassy Suites Hotel, Kingsgate Green (Kmart) Shopping Center, and Pirate's Cove miniature golf course.
3. The proposed development would consist of a 63-acre independent living senior housing community with up to 459 residential units and a 7.7-acre commercial center along Mooretown Road. Residential units would be a mix of single-family detached homes, duplexes, condominium apartments, and rental apartments, all of which would be age-restricted. The requested residential density is 7.3 units per acre. The precise mix of unit types depicted on the applicant's concept plan, though subject to change, is as follows:

Residential Unit Type	Number of Units
Single-Family Detached	73
Duplex	18
Condominium Apartments	216
Rental Apartments	152
Total	459

The applicant has not decided on a final layout for the project. Marketing studies and detailed site analysis will determine the exact mix and location of unit types within the development. Consequently, three alternative layouts that the applicant is considering for the development have been submitted. Certain features are common to all three layouts, including the main entrance road – which would be a public road designed and built in accordance with VDOT standards – off of Mooretown Road that would run generally through the center of the property, with private street connections to each of the various areas within the development. In all three layouts the commercial center is in the same location at the southernmost corner of the property along Mooretown Road, with the remaining Mooretown Road frontage (i.e., across the main road from the commercial center) designated for multi-unit, multi-story residential structures (rental and/or condominium apartments). Single-family detached and duplex units would be located behind the commercial and apartment (condo and rental) areas. The alternative layouts vary with regard to the size of the front multi-unit cluster and a second multi-unit cluster located to the rear of the property; in Alternative C, all the apartment units are located to the front of the property and all the single-family detached and duplex units to the rear.

4. The applicant has voluntarily proffered a set of conditions that, if accepted by the Board of Supervisors, would apply to the proposed development. Specifically, the applicant has proffered to prohibit the following uses that would otherwise be permitted in the EO zoning district, either as a matter of right or with a Special Use Permit.

Uses to be Prohibited

Normally Permitted as a Matter of Right:

- Auto Parts Store
- Plant Nursery
- Indoor Family Amusement Center
- Bowling Alley
- Skating Rink
- Household Items Repair
- Publishing/Printing
- Bait and tackle shop
- Wholesale Trade establishment (with-out outdoor storage)
- Tool, Household Equipment, Lawn and Garden Equipment, Rental

Normally Permitted with a Special Use Permit:

- Drive-in Restaurant
- Nightclub
- Car wash
- Auto Fuel Dispensing
- Video Arcade/Pool Hall/Bingo Hall
- Auction House
- Heliport
- Helipad
- Wholesale Trade establishment (with outdoor storage)
- Radio/television/microwave/communication towers
- Miniature Golf/Outdoor Commercial Amusement
- Bus Terminal
- Warehousing (as a principal use)
- All General Industrial (Category 16) uses

The applicant also has proffered that the architectural design of all residential structures will be in accordance with the building elevations submitted as part of this application. In addition, the applicant's proffer statement sets forth a series of architectural design guidelines for buildings in the commercial center (detailed in Exhibit B on the attached proffer statement). Finally, to help address the identified

need for expanded fire and EMS coverage in this area of the County, and in recognition of the increased demand that age-restricted housing places on the County's emergency services capability, the applicant has proffered to dedicate to the County a 1.07-acre site for future construction of a fire station. The proffered fire station, though smaller than the County's most recently developed existing fire station sites, is larger than the Grafton station site, about the same size as the Bruton station site, and larger than the undeveloped Kiln Creek site that was dedicated to the County by proffer when the Villages of Kiln Creek Planned Development was approved.

5. In addition to the proffered conditions listed above, the City of Williamsburg's agreement to sell the property to the applicant is contingent on a series of "development restrictions, limitations and requirements" established by the city. These conditions, some of which replicate County requirements that would apply regardless, are intended for reservoir protection and include the following:
 - Gas stations, auto service facilities and other users of hazardous materials are prohibited.
 - Commercial farming and keeping of livestock are prohibited.
 - Impervious surface cannot exceed 45% of total land area, and the site must be engineered so that the environmental impact of the impervious surface will be no greater than if the impervious cover did not exceed 40%.
 - Development on slopes greater than 20% is prohibited.
 - Open space buffers must be kept in a natural vegetated state, and all vegetated areas, including lawns and landscape areas, will be maintained in accordance with a chemical management plan approved by the city.
 - No waivers from the County's Watershed Management and Protection Area overlay district will be permitted.
6. Pursuant to Section 24.1-361(c)(2) of the Zoning Ordinance, senior housing is a permitted use in the PD district in accordance with the performance standards set forth in Section 24.1-411 unless specifically modified by the Board of Supervisors at the time of approval. The applicant has requested deviations from the senior housing performance standards relative to parking and building height and from the building setback requirements set forth in the PD standards.
 - **Parking.** The Zoning Ordinance requires one parking space per unit for independent living senior housing facilities, plus one space per six (6) units for visitor parking (1.167 spaces per unit). However, Section 24.1-604(b) of the Zoning Ordinance allows the County to approve reductions in the parking requirements for a specific use on a specific site if the developer can demonstrate, through the submission of a parking analysis, that a reduction is warranted; however, an area sufficient to accommodate half of the difference must be reserved for a period of 5 years and maintained as landscaped open space. Based on its experience with other independent living senior housing complexes that it has developed that include multi-story structures – with a combined total of 3,214 units – the applicant has requested a lower parking ratio

of one space per unit for the rental apartment component of the development. In support of this request, the applicant has submitted parking usage data gathered at its other senior housing communities, which show an average of 0.56 parked cars (including both resident and employee vehicles) per unit in multi-story buildings. The range is from 0.25 to 0.85 parked cars per unit. According to the applicant, the low parking usage is attributable to the fact that its senior rental housing is targeted to smaller households where the average resident is 77 years old. For both the single-family detached homes and the duplexes, the concept plan is in compliance with the Zoning Ordinance requirement of two (2) spaces per unit, and for the condominium apartments the development exceeds the requirement with approximately 1.48 spaces per unit. The commercial center also has more than the required number of parking spaces, with 376 spaces rather than the required 210 spaces (based on an assumed 22,400 square feet of retail space and two 6,000-square foot restaurants). Based on the information supplied by the developer, and with the availability of overflow parking in other areas within the development and the reservation of landscaped open space for future construction of additional parking if it proves necessary, staff believes the requested parking reduction should be approved if this application is approved.

- **Building Height.** The senior housing performance standards establish a maximum building height of 45 feet for multi-unit structures; the applicant is requesting a maximum building height of 72 feet (four stories with parking underneath) for the condominium apartments and 60 feet (four stories) for the rental apartments. This request is based on the applicant's desire to allow for adequate density while reducing the building footprint (i.e., impervious cover) in proximity to the watershed.

One concern with regard to building height is fire and EMS response. With its site plan the developer will be required to submit a detailed description of the proposed features of the project and building design as they relate to protection and safety of the residents, as well as operational procedures that will ensure and facilitate the safety of the residents in the event of fire or other emergencies. At a minimum, all of the apartment buildings (rental and condo) will be required to include sprinkler systems. In addition, the Department of Fire and Life Safety may impose additional requirements pertaining to reduced combustibility of structural components, fire and smoke limiting features, etc.

Another concern is the appearance of such tall structures from Mooretown Road, which is rapidly becoming a major thoroughfare for local residents and tourists alike. Under the current EO zoning, it should be noted, the maximum building height is 75 feet. Also relevant is the fact that the required 50-foot perimeter landscape buffer surrounding the age-restricted housing, combined with the approximately 90 feet of unused right-of-way between the Mooretown Road edge of pavement and the front property line, ensures that the buildings at the front of the project will be a minimum of 140 feet from Mooretown Road. In fact, the front yard building setback depicted on the concept plan (which is subject to change) is 240 feet since the buildings are located behind parking. In

view of the deep building setback from Mooretown Road and the desirability of reduced building footprints in the Waller Mill watershed, staff is of the opinion that the requested building heights will not detract from the aesthetic character of Mooretown Road, particularly if the alternative layout that places all the tall structures at the front of the project (Alternative C) is not utilized.

- **Building Setbacks.** The senior housing performance standards do not specifically address building setbacks for single-family detached homes and duplexes. Front, side, and rear yards are required around each building in a manner that provides at least 25 feet of landscaped open space surrounding each building; however, this requirement was intended to apply to multi-unit structures. In the absence of any other setback requirements, the PD district standards, which require a minimum building separation of twenty feet (20'), would apply unless modified by the Board of Supervisors. The applicant is requesting a minimum building separation of fifteen feet (15') for this project. In addition, the applicant is requesting a reduction of the minimum distance between any principal building and any public or private street right-of-way from thirty (30) to twenty feet (20') in the single-family detached and duplex areas.

Like building height, building separation raises both public safety and aesthetic concerns. The Department of Fire and Life Safety has reviewed the plan and has indicated that the requested 15' building separation could be acceptable if certain prescribed conditions – such as the installation of sprinkler systems and/or fire-resistive exterior construction materials where adjacent structures are less than 20 feet apart – are met. These conditions, which are intended to afford protection from a fire that could spread from one structure to an adjacent structure, are set forth as conditions of approval in the resolution proposed by staff. (Pending further discussions between the applicant and County staff, these proposed conditions may change by the time of the June 14 Planning Commission meeting.)

Issues of development bulk (the size and shape of the building in relation to the parcel on which it sits) as it relates to community aesthetics and livability tend to be different for age-restricted housing than they would otherwise be. One of the defining characteristics of age-restricted housing – and one of the principal attractions for older residents considering relocation – is that the yards are smaller and require less maintenance. Homes typically are also smaller to accommodate an average household size of 1.7 persons per household (compared to the County average of 2.78). According to the applicant, the smaller yards are intended to “provide a sense of small town main street proximity and scale for seniors who wish to own their own homes” and facilitate walkability and pedestrian connectivity within the development. Staff is of the opinion that for a development of this type, the reduced yard requirements are appropriate and will provide for an attractive, cohesive, and walkable neighborhood.

7. The Zoning Ordinance performance standards for senior housing require a minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit, which in the case of the proposed development would equate to 91,800 square feet, or 2.1 acres. To meet this requirement, the applicant plans to provide a walking trail system throughout the development, along with a swimming pool, covered pavilion, barbecue/picnic area, yard game areas, fountains, gazebos, trellises, and benches. In addition, senior housing projects are required to incorporate spaces for recreational, community, and educational activities for the benefit of the residents. The applicant has indicated that the development will include, at a minimum, a combined total of 8,250 square feet of indoor recreation space, including 2,775 square feet in the rental apartments and 2,475 square feet in the condominium apartments and a 3,000-square foot clubhouse/recreation center, each with an exercise room, multi-purpose community room, kitchen, fireplace, and other amenities.

The residential portion of the development will be surrounded by a 50-foot perimeter landscape buffer, as required by the senior housing performance standards, while a 35-foot transitional buffer (reduced to 20 feet in the area of the fire station site) will separate the commercial area from the adjacent timeshare development.

8. The property contains several environmentally sensitive features. It is located within the Watershed Management and Protection Area (WMP) overlay district, and any development thereon will be subject to special performance standards to ensure the protection of the watershed surrounding the Waller Mill Reservoir. The developer will be required to maintain a 200' wide buffer strip, which must be maintained in its natural state or planted with an erosion-resistant vegetative cover, along the edge of all tributary streams. These buffer areas are shown on the applicant's concept plan, primarily along the southern property boundary where it appears as common open space. In addition, various uses are not permitted within 500' of this 200' buffer. These include septic tanks and drainfields; fuel storage; uncovered trash dumpsters; and bulk storage, manufacture, or distribution of petroleum, chemical, or asphalt products or any materials hazardous to a water supply. The developer also will be required to submit an impact study addressing stormwater runoff control and reservoir protection measures.

Portions of the property also lie within the Chesapeake Bay Resource Protection Area (RPA), where development is not permitted to occur except in severely restricted circumstances. Most of the 100' RPA buffer is within the required 50' perimeter landscape buffer that surrounds the residential component of the development, and all of it is within the 200' WMP buffer. No disturbance to these areas is proposed.

9. Except at extremely high densities, residential development generates much less traffic per acre than does commercial development, and this is especially true of age-restricted housing, which generates fewer vehicle trips per unit than general market housing. According to the traffic impact analysis submitted by the applicant,

the proposed development can be expected to generate an average of 4,096 daily vehicle trips, including 138 trips in the AM peak hour and 265 trips in the PM peak hour. Most of this traffic – 2,315 trips per day (83 in the AM peak hour and 179 in the PM peak hour) would be generated by the commercial center. The residential units are estimated to generate approximately 1,781 average daily trips, including 55 trips in the AM peak hour and 86 trips in the PM peak hour. Based on these traffic forecasts, a left turn lane from southbound Mooretown Road into the development will be warranted.

One item not addressed in the applicant's traffic study is the proposed right-turn in/right-turn out entrance to the commercial center depicted on the concept plan. The Zoning Ordinance does not permit a second access point unless the need for and safety of it is substantiated by a traffic study. The applicant's traffic study needs to be revised in order to meet this requirement, and this has been included as a condition of approval in the proposed resolution.

The Mooretown Road corridor is served by the Williamsburg Area Transport's local bus service. Section 24.1-255(b) of the Zoning Ordinance states that any proposed development along a transit route may be required to have a bus shelter. Studies have demonstrated that older people tend to rely more heavily on transit than does the general population, and both the Housing and Transportation elements of the Comprehensive Plan address the link between senior housing and transit service. Housing Implementation Strategy #11 is to "Support the development of housing for senior citizens in appropriate locations with convenient access to shopping, services, and – where it is available – transit." Transportation Objective #10 is to "Provide for the particular mobility needs of the senior population when planning transportation programs and facilities," and Transportation Implementation Strategy #9 is to "Work with local and regional transit agencies to develop transit services for the elderly." Staff has included a condition in the proposed resolution requiring the developer to provide a bus shelter.

10. Virginia Department of Historic Resources (VDHR) records indicate the possible presence of cultural resources on the site or in proximity. In accordance with the County's Historic Resources Management overlay district provisions, a Phase I archeological survey has been completed. The Phase I survey identified 14 isolated finds in the project area, which are not eligible for inclusion in the National Register of Historic Places. In addition, a previously recorded archeological site was identified on the property. Some artifacts were recovered from the site; however, this site "exhibited diminished integrity and very low research value," according to the survey, and is not eligible for listing in the National Register. The survey does not recommend any further archeological testing. The VDHR has reviewed the Phase I survey and concurs with the most of these recommendations; however, the VDHR recommends additional investigation in the area between two of the isolated finds because of their proximity to each other and the similarity of the artifacts that were found, which indicate that the two areas could possibly be connected. Staff has included a recommendation in the proposed resolution of approval to require further excavation in the area indicated by the VDHR.

11. The applicant has submitted a fiscal impact analysis of the proposed development, which estimates that it would generate annual revenues of approximately \$1.69 million for the County, while the estimated cost of providing County services to the estimated 780 residents (1.7 persons per household) is approximately \$1.23 million, yielding a net fiscal impact of \$458,000 annually. (Since real estates taxes represent by far the largest share of total revenue, it should be noted that the Board of Supervisors recently lowered the real property tax rate from \$0.8175 to \$0.6975 per thousand dollars of assessed value, thereby reducing the net annual fiscal impact to \$328,100.)

For purposes of comparison, the applicant also provided a fiscal impact analysis of a hypothetical commercial development that could be built under the existing EO zoning. The assumed commercial development in this analysis consists of the 7.7-acre commercial center as proposed plus, in place of the proposed 459 residential units, 129,600 square feet of office space and 288,000 square feet of flex space. The estimated net fiscal impact of this hypothetical development at build-out is \$577,000 (\$526,000 when the new tax rate is accounted for).

While the analysis shows that an entirely commercial use of the property would have a much higher net fiscal benefit for the County than the proposed use, it should be noted that the likelihood of such a development – or any other commercial use (with the possible exception of timeshare) – being built within the assumed 8-year time frame is relatively low. The prime location for office space in this area is currently in the International Center Business Park at the other end of Mooretown Road almost 3 miles to the north, which offers much better access to and from major highways (Interstate 64 and Route 199) and proximity to shopping, services, and the Sentara Williamsburg Regional Medical Center complex in an attractive business park environment with a range of business sites available for offices and light industry. In addition, the potential incompatibility of flex space (i.e., office/warehouse uses) with the adjacent timeshares, and the additional traffic that such uses would be likely to generate, represent considerations that go beyond a simple comparison of revenue impacts.

RECOMMENDATION

The subject property is located in a transitional area of Mooretown Road between the more intensive tourist-oriented commercial development along the Bypass Road corridor and the undeveloped watershed area. This location does not lend itself to the sort of large-scale commercial development that has been attracted to the northern segment of Mooretown Road. Staff believes the proposed mix of detached and duplex units with three- and four-story residential structures and a small retail and office center would be compatible with surrounding development, which consists mainly of multi-unit, multi-story timeshare buildings. The viability of commercial development in this area and on the 7.7-acre commercial parcel will be enhanced by the construction of 459 housing units directly adjacent, which, combined with over 500 timeshare units in close proximity, should help to stimulate demand for small-scale, neighborhood-oriented retail and office uses. Although the proposed development is mostly residential in character and therefore

not entirely consistent with the Economic Opportunity designation set forth in the Comprehensive Plan, it is consistent with other recommendations of the Plan, especially with regard to encouraging senior housing in appropriate locations. In addition, and of particular importance for a primarily residential development in a commercially designated area, the project will have a positive net fiscal impact.

Architectural design within the development will be guided by the renderings submitted by the applicant and the proffered conditions, which give the County (through the Zoning Administrator, whose decisions may be appealed to the Planning Commission) final approval authority over the design of all buildings in the development. With these safeguards in place, along with the applicant's previous record of developing aesthetically appealing communities, staff is confident that the development will be attractive. However, staff does have concerns about Master Plan Alternative C, which places all the multi-story structures – which will be 60 to 72 feet tall if the application is approved as submitted – at the front of the development. Although the view from Mooretown Road will be mainly of multi-story structures under all three alternative development scenarios, there will be open sight lines into some of the interior areas. Detached and duplex units will be more visible under Alternatives A and B, providing for more variety and, in staff's opinion, helping to preserve the aesthetic character of Mooretown Road and compatibility with the surrounding area. For these reasons, staff does not recommend approval of Alternative C, particularly in the absence of a specific plan showing exact building locations.

In summary, staff believes the proposed development is well designed, attractive, compatible with the surrounding area, and an appropriate use of the subject property. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC06-12.

TCC

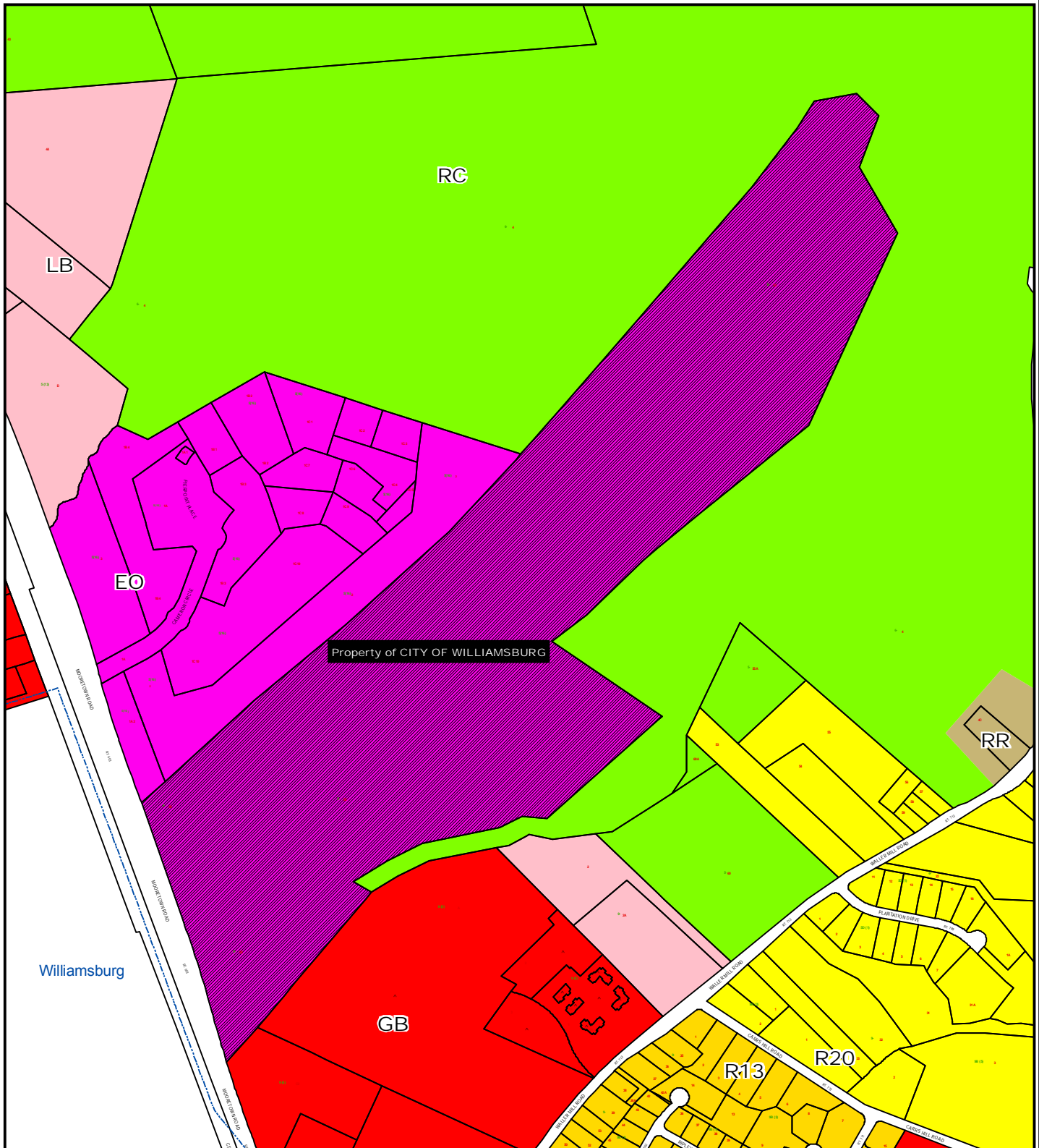
Attachments

- Zoning Map
- Proffer Statement
- Master Plan Alternatives A, B, and C
- Non-Binding Illustrative Plan
- Architectural Elevations
- Typical Building Envelopes for Detached and Duplex Units
- Community Impact Statement
- Proposed Resolution No. PC06-12

APPLICANT
Fourth Centrum Of Virginia, Inc.
Senior housing development w/commercial center
4300 MOORETOWN RD

ZONING MAP

APPLICATION NUMBER: PD-17-06



^ = Conditional Zoning

0 350 700 1,400
Feet

Printed on May 22, 2006

SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

**CONDITIONS VOLUNTARILY PROFFERED FOR THE RECLASSIFICATION OF
PROPERTY IDENTIFIED AS A PORTION OF TAX PARCEL 05-00-00-052, GPIN
D16C-1780-1578**

THESE PROFFERED CONDITIONS are made this 25th day of May, 2006 by
THE CITY OF WILLIAMSBURG, VIRGINIA, a Virginia municipal corporation (together
with its successors in title and assigns, the "Owner").

RECITALS

A. Owner is the owner of a parcel of land located in York County, Virginia containing approximately 133.26 acres with an address of 4300 Mooretown Road and being Tax Parcel 05-00-00-052, GPIN D16C-1780-1578 (the "City Property").

B. Fourth Centrum of Virginia, LLC. or its successors and assigns ("Fourth Centrum") has contracted to purchase a portion of the City Property containing 70± acres being more particularly described on Exhibit A hereto (the "Property") conditioned upon the rezoning of the Property.

C. The Property is now zoned EO. Fourth Centrum, with the consent of Owner, has applied to rezone the Property from EO to PD, with proffers.

D. Fourth Centrum has submitted to the County a plan entitled "Master Plan for the Reserve at Williamsburg" prepared by AES Consulting Engineers dated February 28, 2006, revised May 12, 2006 (the "Plan") pursuant to the requirements of the PD provisions of the County's Zoning Ordinance.

E. Owner and Fourth Centrum desire to offer to the County certain conditions on the development of the Property not generally applicable to land zoned PD.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning,

and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and Section 24.1-114 of the County Zoning Ordinance, Owner hereby proffers that the development of the Property shall be in strict accordance with the conditions set forth below. If the requested rezoning is not granted by the County, these Proffered Conditions shall be null and void.

CONDITIONS

1. Uses. The following uses shall not be permitted on the portion of the Property shown on the Plan as “Commercial Area”:

Plant Nursery
Video Arcade/Pool Hall/Bingo Hall
Miniature Golf/Outdoor Commercial Amusement
Auction House
Auto Parts Store
Household Items repair
Drive-in restaurant
Nightclub
Car wash
Auto fuel dispensing
Auto/truck sales
Heliport
Helipad
Bus terminal
Warehousing (provided office/warehouse flex space shall be permitted)
Wholesale trade establishment
Publishing/printing
All General Industrial (Category 16) uses
Radio/television/microwave/communication towers
Bait and tackle shop
Tool, household equipment, lawn and garden equipment, rental establishment
Indoor Family Amusement Center
Skating rink
Bowling alley

2. Architecture. (a) Prior to the issuance of a building permit for each building on the Property, architectural plans for the building shall be submitted to the Zoning Administrator for his review and approval or disapproval as meeting the standards set forth in paragraphs (b) or

(c), as applicable. If the Zoning Administrator does not approve the plans he shall indicate in writing the changes necessary to achieve approval. All plans shall be acted on within 30 days of their submission. In the case of building styles/types/models that will be used in multiple locations within this project, the Zoning Administrators approval need be obtained only for the initial permit. All buildings shall be constructed in accordance with the approved plans. Owner shall have the right to appeal a disapproval of plans to the County Planning Commission, whose decision shall be final. The Zoning Administrator shall also review during the site plan review process all site plans for the Commercial Area for consistency with the Guidelines as provided in paragraph (c) below.

(b) The architecture of the residential buildings on the Property shall be generally consistent with the architectural renderings entitled “Architectural Renderings, The Reserve at Williamsburg” dated May 12, 2006 submitted to the County and on file with the Zoning Administrator as determined by the County Zoning Administrator as set forth above.

(c) The architectural guidelines attached hereto as Exhibit B entitled “Architectural Guidelines, Commercial Parcel, The Reserve at Williamsburg” (the “Guidelines”) shall apply to the area shown on the Plan as “Commercial Area”. The architecture of the buildings and site development in the Commercial Area shall be generally in accordance with the Guidelines as determined by the Zoning Administrator as set forth above.

3. Fire Station Site. Provided Fourth Centrum or its successors have purchased the Property from the Owner, Fourth Centrum shall convey, free of charge, to the County the parcel of land containing approximately 1.07± acres and shown on the Plan as “Fire Station” for use by the County as the site of a fire station. Such conveyance shall be made upon the request of the County Administrator and the approval of any necessary subdivision plat.

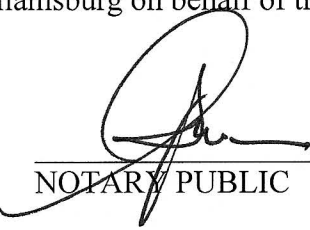
WITNESS the following signature and seal.

THE CITY OF WILLIAMSBURG

By:  [SEAL]
Title: CITY MANAGER

STATE OF VIRGINIA
CITY OF WILLIAMSBURG, to-wit:

The foregoing instrument was acknowledged before me this 26th day of May, 2006 by
Jackson C. Tuttle, as City Manager of The City of Williamsburg on behalf of the City.


NOTARY PUBLIC

My commission expires: February 28, 2010

RECEIVED

JUN 5 2006

YORK COUNTY
PLANNING DIVISION

Exhibit A

Description of the Property

PROPERTY DESCRIPTION

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROUTE 603, AN IRON ROD SET, SAID POINT MARKING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SAID LINE OF FAIRFIELD RESORTS, INC., N47°52'36"E A DISTANCE OF 783.98' TO A POINT, AN IRON ROD FOUND; THENCE CONTINUING ALONG THE SAID LINE OF FAIRFIELD RESORTS, INC., N50°22'36"E A DISTANCE OF 620.40' TO A POINT, AN IRON ROD FOUND; THENCE CONTINUING ALONG THE SAID LINE OF FAIRFIELD RESORTS, INC., N48°22'36"E A DISTANCE OF 550.54' TO A POINT, AN IRON ROD SET; THENCE ALONG THE SAID LINE OF "LIMITS OF ALTA SURVEY" S56°02'14"E A DISTANCE OF 818.39' TO A POINT, AN CONCRETE MONUMENT FOUND, A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR"; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S56°02'14"E A DISTANCE OF 699.44' TO A POINT, AN CONCRETE MONUMENT FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S48°25'49"W A DISTANCE OF 808.10' TO A POINT, AN CONCRETE MONUMENT FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", N82°39'11"W A DISTANCE OF 128.95' TO A POINT, AN IRON ROD FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S62°25'47"W A DISTANCE OF 123.79' TO A POINT, AN IRON ROD FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S79°33'47"W A DISTANCE OF 422.76' TO A POINT, AN IRON ROD FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S63°02'28"W A DISTANCE OF 201.87' TO A POINT, AN IRON ROD FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S56°12'37"W A DISTANCE OF 207.57' TO A POINT, AN IRON ROD FOUND; THENCE ALONG THE SAID LINE OF CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR", S56°16'48"E A DISTANCE OF 107.91' TO A POINT, AN IRON ROD FOUND BENT, A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED, CITY OF WILLIAMSBURG "WALLER MILL RESERVOIR AND FAIRFIELD COMMUNITIES, INC., THENCE ALONG THE SAID LINE OF FAIRFIELD COMMUNITIES, INC., S41°54'28"W A DISTANCE OF 1154.56' TO A POINT, SAID POINT BEING NEAR AN IRON ROD ROUND, A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND THE EASTERLY RIGHT-OF-WAY LINE OF ROUTE 603; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ROUTE 603, A CURVE TO THE RIGHT, HAVING A DELTA OF 02°43'24", A RADIUS OF 5690.53' AND A LENGTH OF 270.47' TO A POINT, AN IRON ROD FOUND "VDOT"; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ROUTE 603, A CURVE TO THE LEFT, HAVING A DELTA OF 06°02'11", A RADIUS OF 5788.96' AND A LENGTH OF 611.58' TO A POINT, AN IRON ROD FOUND "VDOT"; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF ROUTE 603, N20°17'55"W A DISTANCE OF 529.16' TO THE POINT OF BEGINNING, AN IRON ROD SET.

CONTAINING 3,077,998 SQUARE FEET OR 70.661 ACRES MORE OR LESS

Exhibit B

ARCHITECTURAL GUIDELINES
COMMERCIAL PARCEL
THE RESERVE AT WILLIAMSBURG

Architectural Treatment. The exposed portions of the exterior wall surfaces (front, rear and sides) of any buildings shall be similar in high quality of construction and shall have compatible architectural design (incorporating compatible, but not necessarily the same, design elements, color and architectural styles).

All buildings shall have exposed exterior walls (above finished grade) constructed primarily of masonry brick, stone, pre-cast concrete, exterior insulating finishing systems (E.I.F.S.) and/or glass and may have varying amounts of these exterior materials or an equivalent permanent architecturally finished material, unless different architectural treatment and/or materials are requested and specifically permitted at the time of Architectural Plan Approval. Wood or composite siding (including Hardiplank or other cementitious siding), natural or cultured stone, marble, pre-cast or cast-in-place architectural concrete, exterior insulating finish systems, stucco and/or glass, or an equivalent, permanent, architecturally finished material may be utilized as accent materials on such buildings.

No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, iron and/or steel or other materials unless requested and specifically permitted at the time of Architectural Plan Approval.

Roof design shall be implemented so as to offer variations in building appearance which shall include utilizing pitched roofs.

All buildings shall have exposed exterior walls (above finished grade and exclusive of architectural features, windows and doors) constructed of at least thirty-five (35) percent masonry.

Parking Lot and Exterior Lighting. Parking lot lighting standards within the Commercial Parcel shall not exceed twenty-five (25) feet in height as measured from the grade of the lighting standard, except as otherwise permitted at the time of Site Plan Approval.

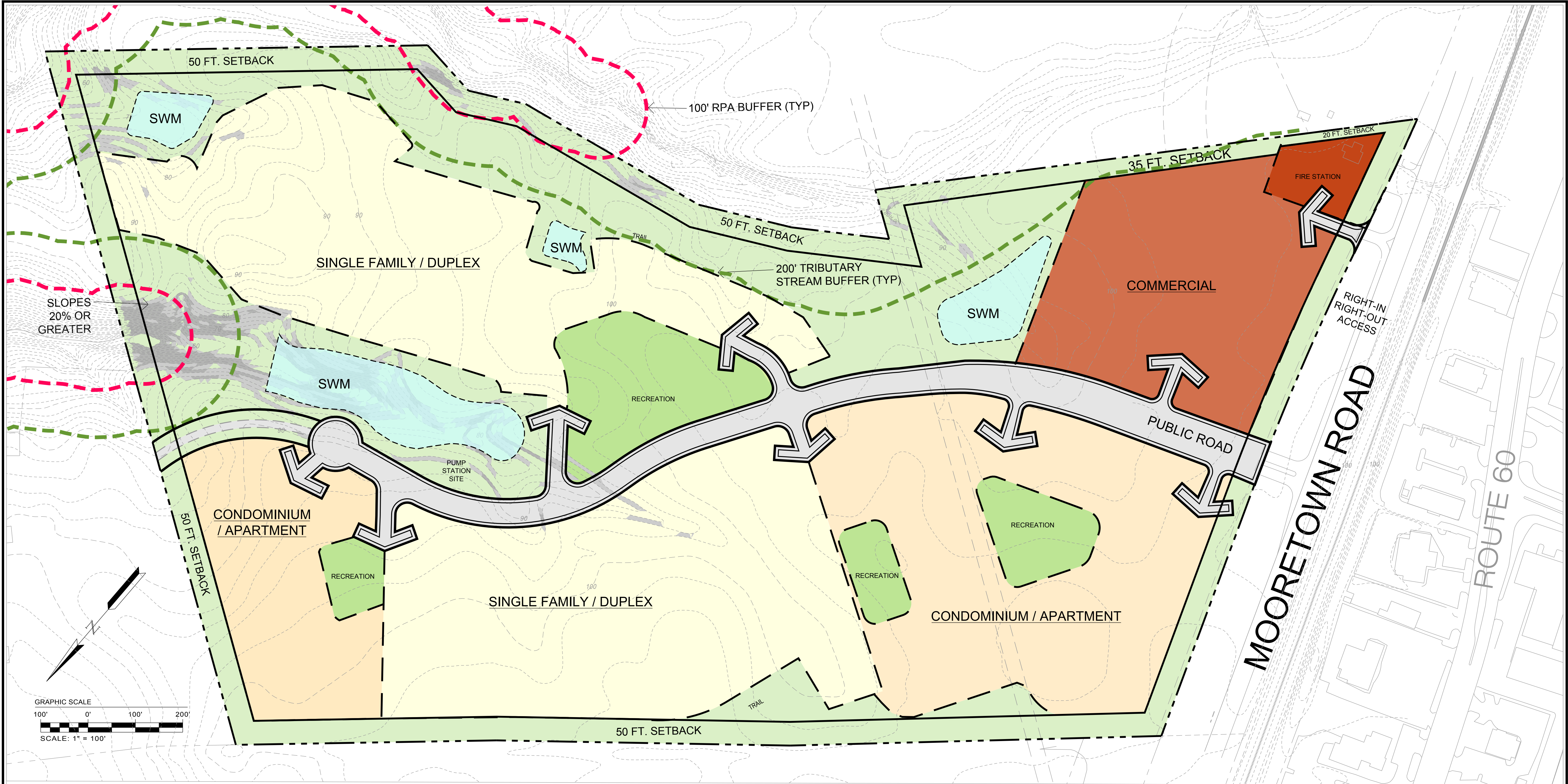
Parking lot lighting on the Commercial Parcel shall be produced from concealed lighting sources to minimize the impact of such lighting on adjacent properties, unless otherwise permitted at the time of Site Plan Approval. Exterior light fixtures shall be produced from concealed sources of light unless other low intensity decorative ornamental fixtures such as gas style lamps are approved at the time of Site Plan Approval. Such lighting shall be reduced to no more than one footcandle following the close of business operations each day.

The exterior lighting shall be designed with a cohesive plan so that all exterior lighting shall use compatible design elements.

Pedestrian/Vehicular Circulation. Pedestrian circulation shall be provided throughout the Commercial Parcel. Except as required at the time of Site Plan Approval, such walkways along or on roads, parking areas and access areas used for motor vehicles on the Commercial Parcel shall be constructed of material different than such roads, parking areas and access areas. Such walkways may be constructed of, but not limited to, brick pavers, concrete, stamped concrete, aggregate concrete or other similar material.

Site Coverage. No more than seventy percent (70%) percent of the Commercial Parcel in the aggregate may be covered by buildings, parking areas and driveways.

Underground Utility Lines. All utility lines on the Commercial Parcel shall be underground except for already existing utilities, junction boxes, meters, utility lines in wetland areas and utility lines required to be above ground by the utility company.

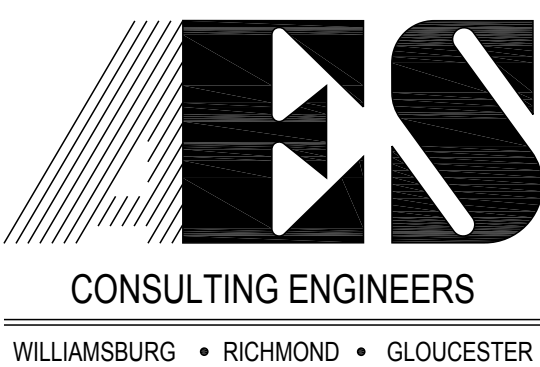


LEGEND

- ACCESS ROADWAY
- SINGLE FAMILY / DUPLEX
- CONDOMINIUMS / APARTMENTS
- RECREATION AREA
- OPEN SPACE
- COMMERCIAL AREA

NUMBER OF UNITS	APPROXIMATE ACREAGE
N/A	3.89 AC.
91	20.68 AC.
368 459	13.29 AC.
	2.20 AC. MINIMUM
	24.08 AC.
	6.52 AC.
TOTAL ACREAGE:	70.66 AC.

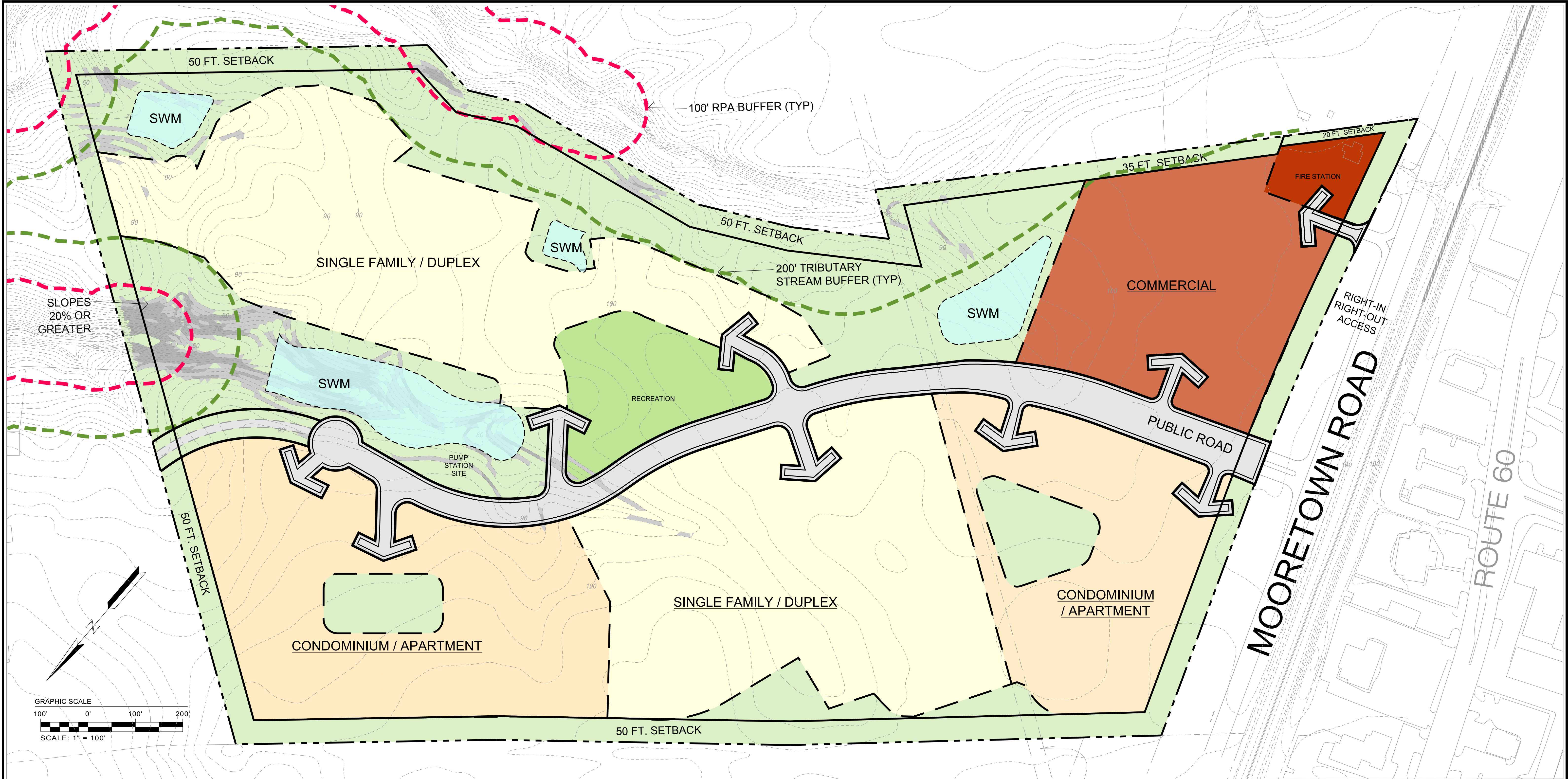
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY
2	5/12/06	REVISED PER COMMENTS	TRC	JSP



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

MAP OF
MASTER PLAN, ALTERNATIVE A
THE RESERVE AT WILLIAMSBURG
for
FOURTH CENTRUM OF VIRGINIA, INC.
BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 2/28/06
Project No. 9128-05	
Drawing No. 3	

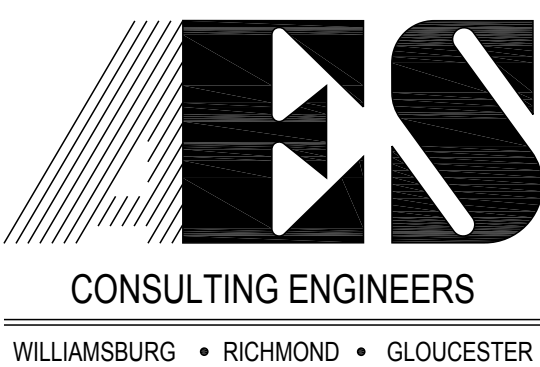


LEGEND

- ACCESS ROADWAY
- SINGLE FAMILY / DUPLEX
- CONDOMINIUMS / APARTMENTS
- RECREATION AREA
- OPEN SPACE
- COMMERCIAL AREA

NUMBER OF UNITS	ACREAGE
N/A	3.89 AC
91	20.68 AC
368 459	13.29 AC
	2.20 AC
	24.08 AC
	6.52 AC
TOTAL ACREAGE:	70.66 AC

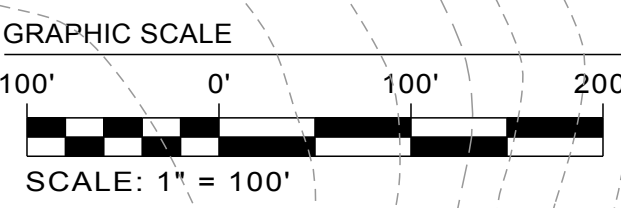
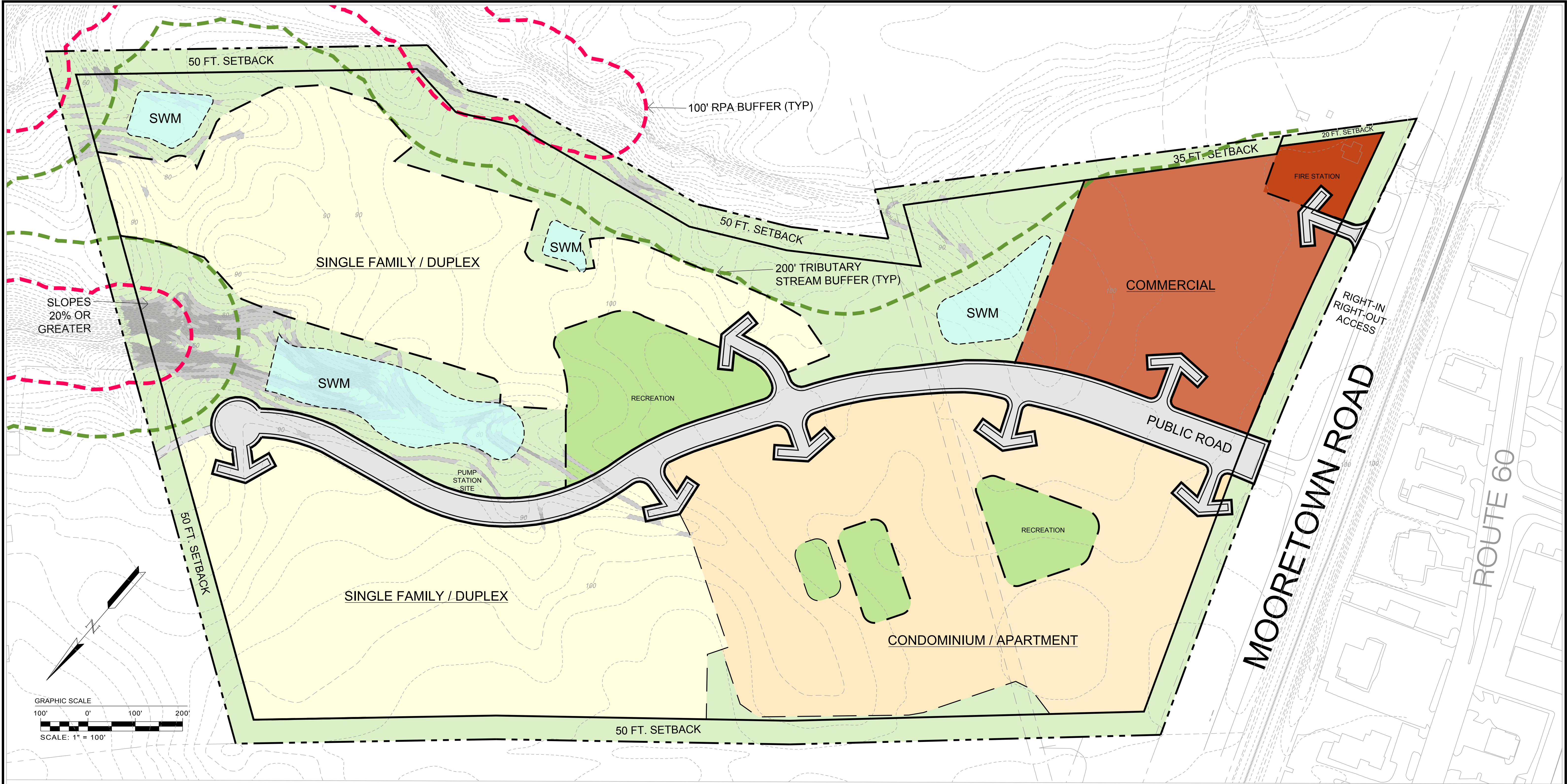
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	DESIGNED BY
2	5/12/06	REVISED PLAN PER COMMENTS	KSU	JSP



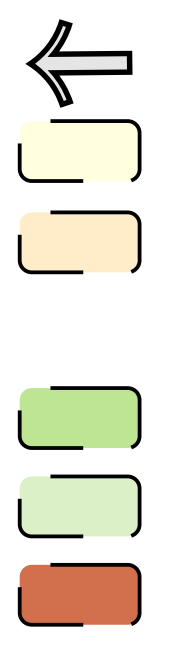
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

MAP OF
MASTER PLAN, ALTERNATIVE B
THE RESERVE AT WILLIAMSBURG
for
FOURTH CENTRUM OF VIRGINIA, INC.
BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 2/28/06
	Project No. 9128-05
	Drawing No. 4



LEGEND



ACCESS ROADWAY

SINGLE FAMILY / DUPLEX

CONDOMINIUMS / APARTMENTS

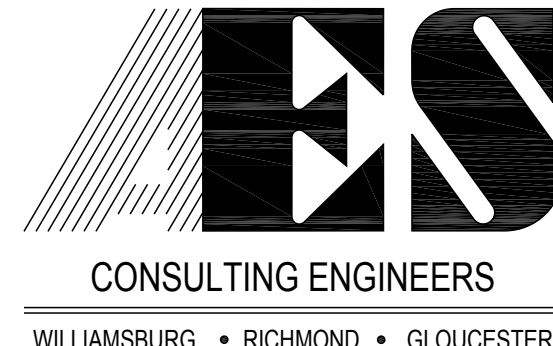
RECREATION AREA

OPEN SPACE

COMMERCIAL AREA

NUMBER OF UNITS	ACREAGE
N/A	3.89 AC
90	21.31 AC
368 459	12.66 AC
	2.20 AC
	24.08 AC
	6.52 AC
TOTAL ACREAGE:	70.66 AC

No.	DATE	REVISION / COMMENT / NOTE	DESIGNED BY	DRAWN BY
2	5/12/06	ALTERNATIVE MASTER PLAN	KSU	JSP
			REVIEWED BY	REVIEWED BY



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Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

MAP OF
MASTER PLAN, ALTERNATIVE C
THE RESERVE AT WILLIAMSBURG
for
FOURTH CENTRUM OF VIRGINIA, INC.

BRUTON DISTRICT YORK COUNTY VIRGINIA

Designed JSP	Drawn KSU/GRR
Scale 1"=100'	Date 5/03/06
Project No. 9128-05	
Drawing No. 5	

Architectural Elevations



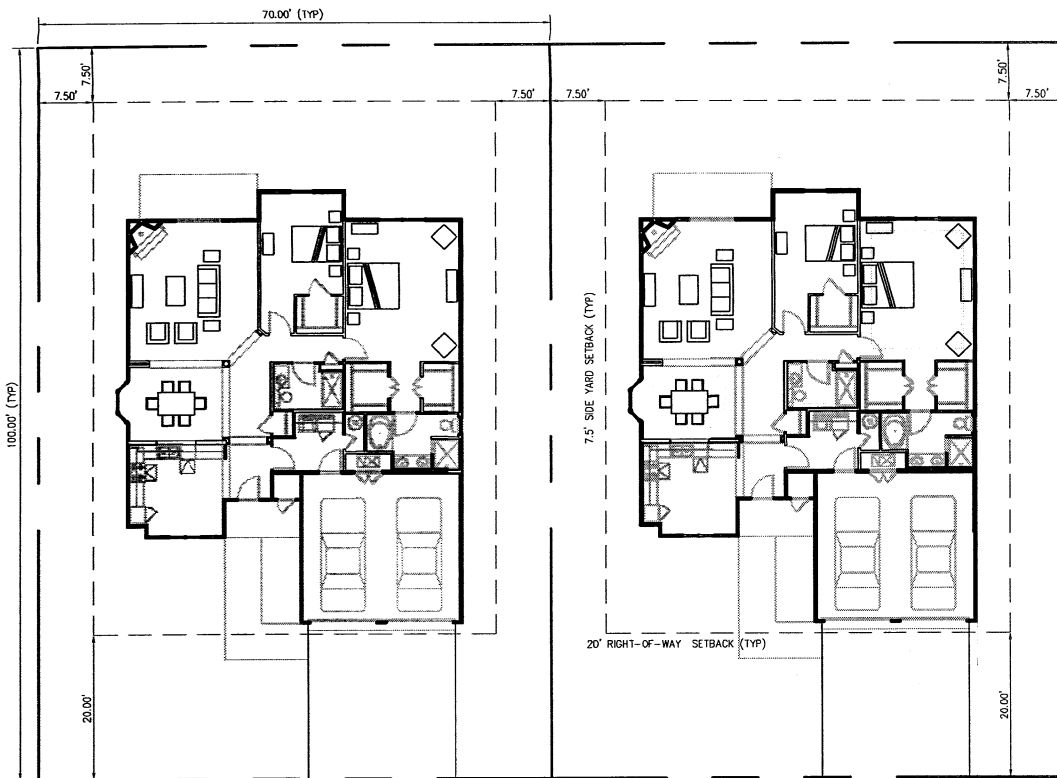
Architectural Elevations (cont.)

Single-Family Detached

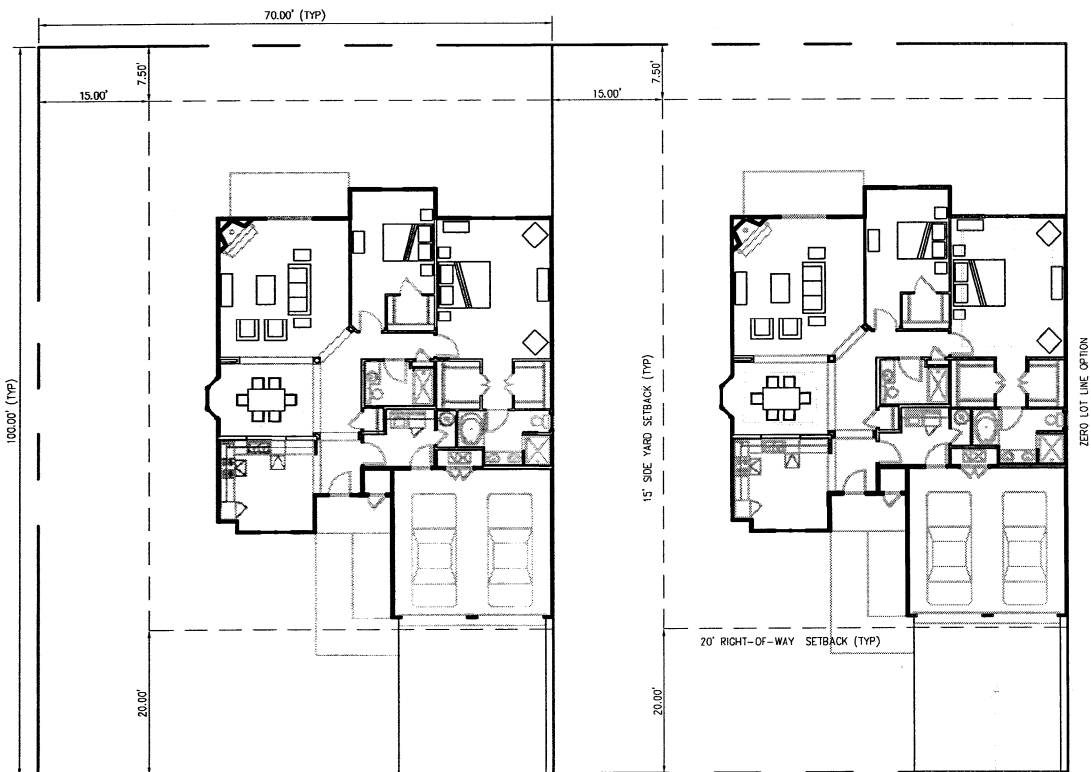


Duplexes





SINGLE FAMILY ALTERNATE A (NTS)



SINGLE FAMILY ALTERNATE B
(ZERO LOT LINE - NTS)

TYPICAL PATIO HOME LOTS

for
THE RESERVE AT WILLIAMSBURG



FLOOR PLANS ARE FOR SHOWN
FOR ILLUSTRATIVE PURPOSES
ONLY. ACTUAL FLOOR PLANS
MAY VARY.

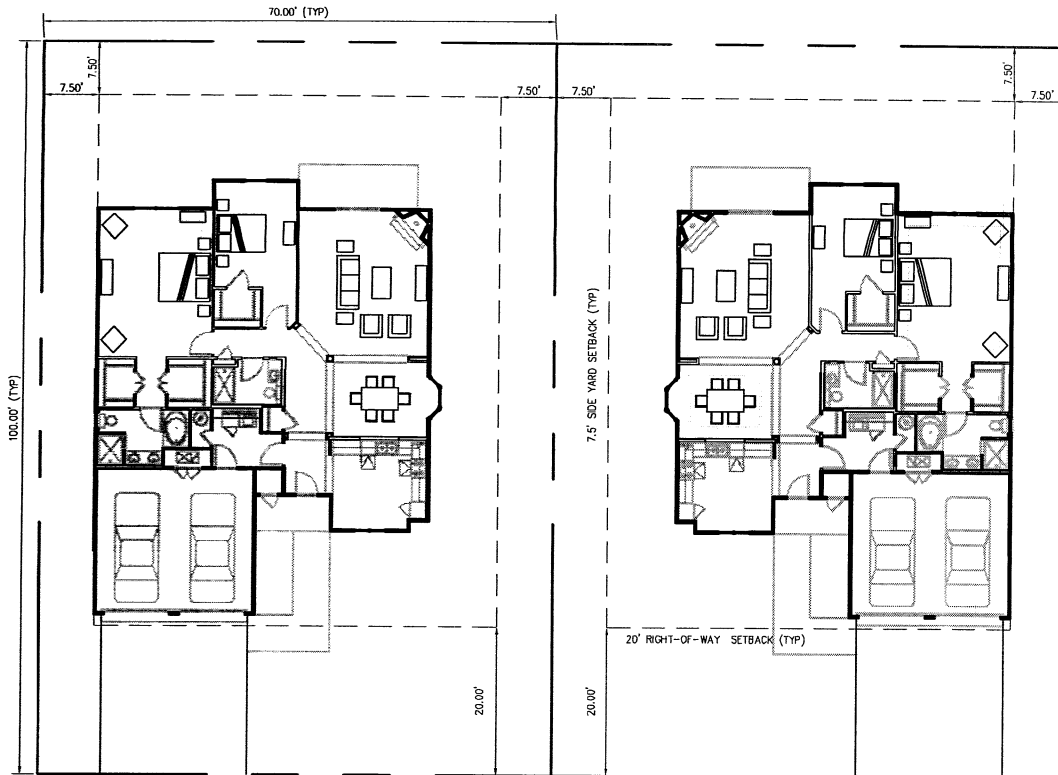
NOTE: PER AGREEMENT WITH YORK COUNTY, THE
DISTANCE BETWEEN SINGLE FAMILY BUILDINGS
SHALL NOT BE CLOSER THAN 15' - MEASURED
FROM WALL TO WALL

RECEIVED

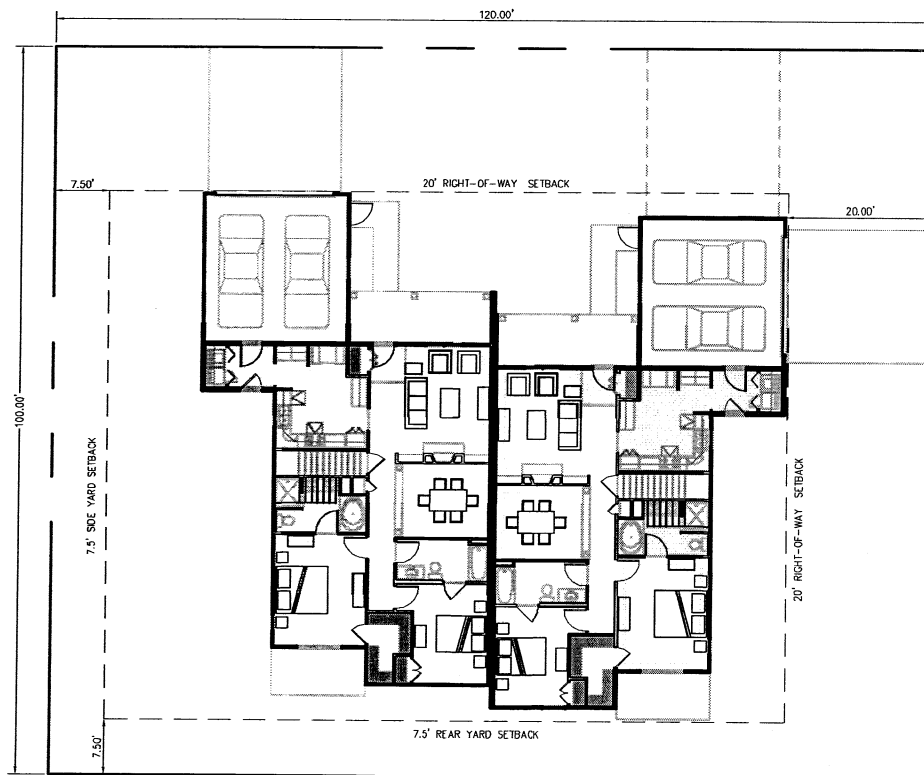
MAY 12 2006

YORK COUNTY

ATCH 2



SINGLE FAMILY ALTERNATE C (NTS)



DUPLEX LOT (NTS)
(FRONT OR SIDE LOAD GARAGE)

TYPICAL PATIO HOME LOTS for THE RESERVE AT WILLIAMSBURG

Community Impact Assessment

For

The Reserve at Williamsburg ***A Master Planned Active Adult Community***

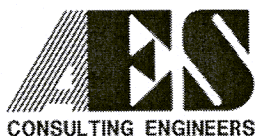
Prepared For

Fourth Centrum of Virginia, Inc.
21400 Ridgetop Circle, Suite 250
Sterling, Virginia 20166
703-406-3471

February 28, 2006

AES Project Number 9128-05

Prepared by:



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

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	Wetlands Jurisdictional Confirmation from the U.S. Army COE	
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	BMP Pollutant Removal Calculation Summary	
	Cultural Resources Study	
	First Centrum Parking Ratio Data	

I. INTRODUCTION

Fourth Centrum of Virginia, Inc., under the auspices of its parent company First Centrum, LLC, proposes to amend the Zoning Map of York County, Virginia to create a Planned Development District (PD) on approximately 70.00± acres presently zoned for Economic Opportunity (EO). The proposed PD would consist of an age restricted Independent Living Senior Housing community on approximately 63 acres, containing a mix of single family detached units, duplex units, apartments and condominiums, combined with a small 7 acre commercial center fronting Mooretown Road containing uses appropriate for the EO District.

The property is located in the Bruton Magisterial District on the east side of Mooretown Road, approximately 3000 feet north of Waller Mill road and a little over one mile south of Airport Road. A vicinity map is included on page 6. The current zoning of the property is EO, Economic Opportunity. The property is owned by the City of Williamsburg, which has agreed to sell the front 70 acres of a 132 acre parcel to Fourth Centrum subject to restrictions (Appendix, Exhibit B) and conditions including access to the rear of the property via a public road and limitations on impervious surfaces at build out. The purpose of this Community Impact Assessment is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues, the requirements of the Planned Development zoning district, performance standards, and the cultural, fiscal, and physical impacts of the proposed development to the County.

First Centrum and Senior Housing

First Centrum and affiliates is a privately held group based in Sterling, Virginia with additional offices in Maryland and Michigan.

Founded by Thomas R. Runquist, First Centrum has developed over 200 communities totaling over 12,000 residential units since being founded in 1978. This includes over 100 senior communities. Listed by the American Seniors Housing Association as one of the nations 20th largest owners of seniors housing, First Centrum and affiliates includes development, property management, architectural design, and general contracting companies.

Having all of these disciplines together allows for a high degree of creativity and quality of execution. First Centrum has constructed various types of senior housing in the Midwest, Mid-Atlantic, Southeast, and the U.S. Virgin Islands. In Virginia, First Centrum has developed senior rental communities in Fairfax County, Prince William County, Stafford County, Spotsylvania County, the City of Richmond, Henrico County, the City of Colonial Heights and the City of Chesapeake.

First Centrum is owned by Mr. Runquist, Chairman, and Mark L. Weshinsky, President of the Company.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- | | |
|--------------------------|---|
| • Developer | - Fourth Centrum of Virginia, Inc. |
| • Civil Engineering | - AES Consulting Engineers |
| • Environmental/Wetlands | - Williamsburg Environmental Group |
| • Traffic | - DRW & Associates |
| • Land Planning | - AES Consulting Engineers |
| • Architect | - Archon Associates, Inc |
| • Attorney | - Geddy, Harris, Franck & Hickman, LLP |
| • Archaeology | - Circa~ Cultural Resources Management, LLC |
| • Fiscal | - The Wessex Group, Ltd. |

Key components of this Community Impact Assessment are:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Storm Water Management
- Traffic Impact Analysis
- Fiscal Impacts
- Conclusions

III. EXISTING CONDITIONS

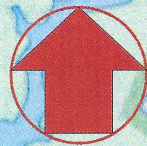
Site Location- See Figure 1, Vicinity Map, page 6

Master Plan Sheet 2- Existing Conditions, contains detailed information on wetlands, buffers, soils, and slopes. A pre-development site analysis revealed the following results:

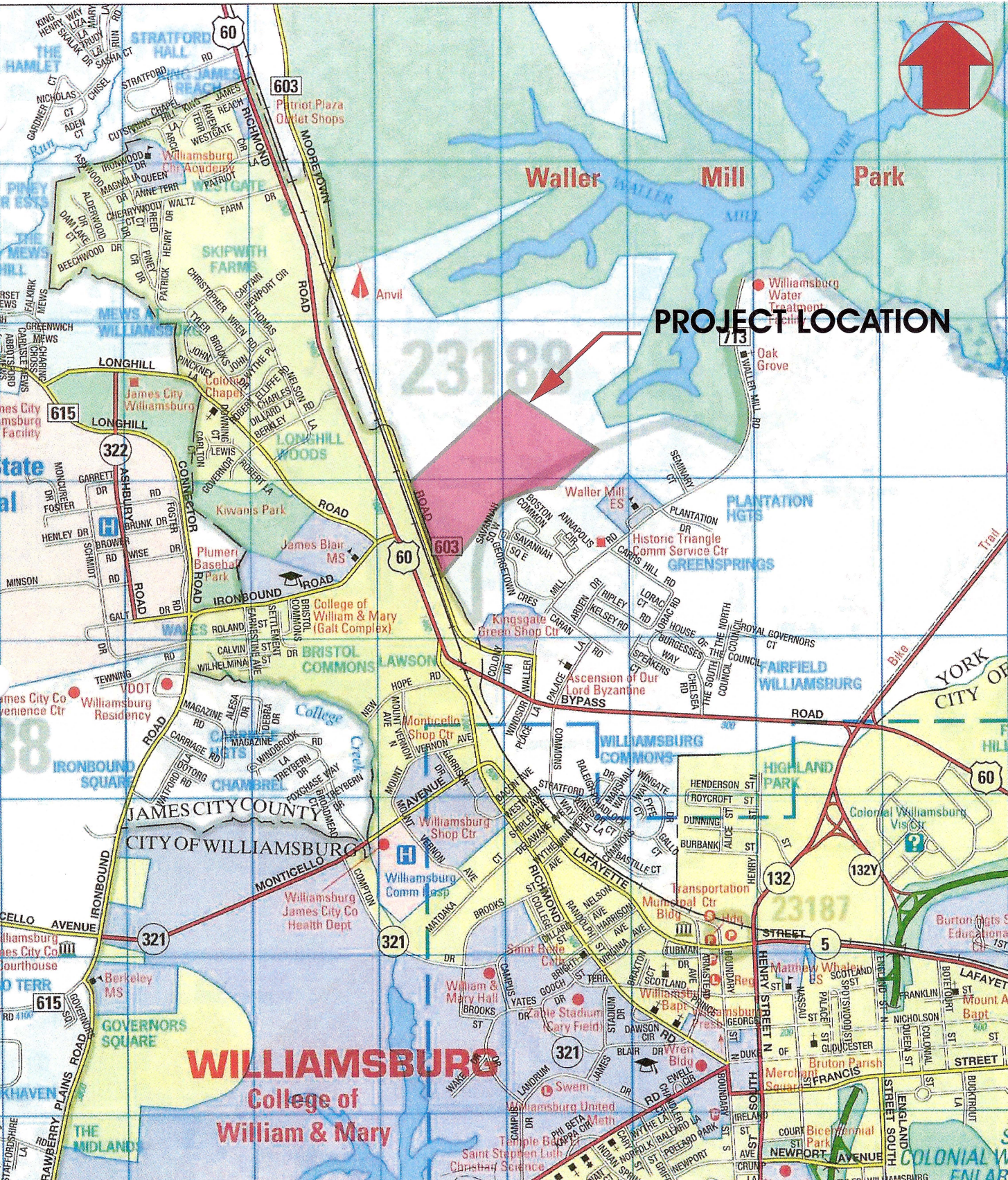
<i>Wetland areas:</i>	<i>0.43 acres</i>
<i>Areas of 20% - 30% slope:</i>	<i>1.74 acres</i>
<i>Areas of 30% or greater slope</i>	<i>0.97 acres</i>
<i>Areas within an easement greater than 20'</i>	<i>0.83 acres</i>
<i>Subtotal</i>	<i>3.97 acres</i>
<i>Uplands</i>	<i>66.03 acres</i>
<i>Total</i>	<i>70 acres</i>

IV. PROJECT DESCRIPTION

Fourth Centrum proposes to establish a Planned Development District on the property to allow for the creation of an age restricted, independent living community and a small commercial center on 70 acres to be subdivided from a 132 acre parent tract owned by the City of Williamsburg. The 63 acre independent living community will include apartments, condominiums, single family homes, and duplex units totaling a maximum of 459 units. A small commercial center arranged on the property to compliment the site and fit within the context of surrounding development is also planned on approximately 7 acres fronting on Mooretown Road. The concept, as depicted on Master Plan Sheet 4- Illustrative Plan, shows the site and the remaining City property to the rear accessed by a variable width central spine public road. The roads and access drives serving the commercial center, the apartments and condominiums, as well as the single family and duplex neighborhoods will be private. Elevations accompanying this application illustrate the character of the various structures proposed for the project. The design intent is to promote architecture that unifies the look of the community while providing interest and individuality through the use of varying facades, a lively landscaped streetscape and generous open space. Fourth Centrum estimates the total resident population will be 765 residents. This estimate is based on multipliers of 1.5 residents per unit for apartments and 1.75 residents per unit for condominiums, single family, and duplex units.



PROJECT LOCATION



V. PLANNING CONSIDERATIONS

A. Land Use

The Comprehensive Plan designates the entire 132 acre parcel, including the 70 acres which are the subject of this project, as EO, Economic Opportunity. The EO designation was placed on this land in recognition of the improved access provided by existing and planned improvements for Mooretown Road. However, the accessibility of this site to Interstate 64 and Route 199 is not nearly as good as sites with the same zoning designation along Route 132 between Bypass Road and Route 143 (Capitol Landing Road). The site is currently bounded by two timeshare communities. Initial discussions with York County Planning Staff have indicated that the proposed mix of Senior Housing and small scale commercial uses would be an appropriate neighbor to the existing timeshares and a good economic fit for this particular site on Mooretown Road.

B. Environmental

Watershed protection surrounding the Waller Mill Reservoir has had much to do with recent decisions regarding this property. The City of Williamsburg owns the parent tract of some 132 acres, which it acquired specifically to provide a protective buffer for the reservoir and its tributary streams. Fourth Centrum has a purchase agreement for 70 acres fronting on Mooretown Road. The purchase agreement contains development restrictions (see appendix) which include limits on the amount of impervious surface (45%) that may be developed on this property. The city will permit only development that would not require extensive impervious surfaces, such as proposed here, and will not permit the large expanses of parking required by more intensive commercial uses.

C. Zoning Strategy

Since Senior Housing is not an allowed use within the EO District, a rezoning is being sought to create a Planned Development designation for the property. The Planned Development District is an appropriate vehicle for this proposal because the purpose of the Planned Development district is "to encourage a more efficient use of land and public services by allowing a more flexible means of development than is otherwise possible under typical lot by lot or cluster zoning restrictions. Further, this district provides opportunities for development which reduces land consumption, reduces the amount of land devoted to streets and other impervious surfaces, provides increased amounts of open space and recreational amenities, and encourages creativity and innovation in design, all of which could serve to enhance the quality of life and to reduce the tax burden on the citizens of the county. The planned development provides both design and use flexibility." The conclusions that follow in this report will summarize how this proposal meets the criteria and purpose of the Planned Development district.

While the zoning ordinance establishes performance standards that provide for the compatibility of senior housing, commercial development, multi-family, and single-

family development with the comprehensive plan, surrounding land uses and general public welfare, the Planned Development District allows the Board to modify up or down, the dimensional, density, and design requirements outlined in Division 6 of the ordinance at its discretion based on the merits of the project and its compatibility with surrounding land uses. Fourth Centrum is looking to the Board for flexibility in these design requirements to allow the highest and best use of the land and to help insure that open space remains a key feature in this proposed community. Specifically, to insure appropriate density without excessive footprints and allow greater flexibility in design, Fourth Centrum requests a waiver of height restrictions to permit condominium building heights at the ridge line of not greater than 72 feet (four stories with parking underneath) and apartment building heights at the ridge line not to exceed 60 feet (four stories). Other examples where exceptions to other performance standards may be sought include flexibility in setbacks to allow for an appropriate mix of unit types and parking reductions based upon First Centurms extensive history of senior housing developments. While the Illustrative Plan accurately depicts the design intent for the Reserve at Williamsburg, Master Plan Alternatives A and B are provided to show how this intent can still be served with a flexible plan allowing Fourth Centrum to respond to market conditions. Specifically, Alternative B moves a portion of the apartment/condominium product from the front of the site to the rear of the property allowing the option of having the condominium product grouped together instead of being separated by the single family/duplex component.

D. Parks and Recreation

Fourth Centrum proposes to provide recreational amenities designed to meet the needs of the active adult client base and satisfy ordinance standards for senior housing. Proposed amenities include:

Senior Apartments – (Interior) entry lobby, community room, hair salon, medical examination room, theater room, game room, art studio and exercise room. Exterior amenities will include walking trails, sitting areas, and gardens. Residents of the senior apartments will also have the option of joining the community recreation center to take advantage of the amenities and open space provided there.

For-Sale community – walking trails (integrated with sidewalks), recreation center with exercise room, meeting room, pool (sized appropriately to meet the county code), spa, dressing rooms, and restrooms.

Recreation open space, natural open areas, and buffers include some 26.35 acres of the proposed Reserve at Williamsburg. The centralized community recreation area shown on the master plan is over two acres in size and exceeds the 200 S.F. per unit requirement outlined in the Performance Standards for Senior Housing.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water Facilities

Public water shall be provided by the City of Williamsburg system. The water shall be extended to the site from the existing 16 inch water main located along Mooretown

Road. A Master Water and Sewer Plan is included with the Master plan set showing the proposed waterline layout to serve the development. A preliminary water model will be prepared to insure that the proposed development will have sufficient flow and pressure to provide adequate fire flow to the project. However, it appears from a fire flow test conducted in May of 2004 that more than adequate flows are available to the site. The test indicated that approximately 3,100 gpm at a residual pressure of 40 psi is available to the site. Generally 2,500 gpm at 20 psi would be sufficient for this type of development. This test was conducted for the adjacent Governor's Green project and is shown in the Appendix.

A more detailed water model will be completed and submitted prior to or with the final site plan. The model will examine volume and pressures throughout the immediate water system area.

B. Public Sewer Facilities

Sanitary sewer service is provided to the site by a proposed on site gravity sewer collection system which will convey wastewater flows to a proposed on site sewage pumping station. This sewage pumping station shall convey the wastewater through a 6 inch force main to an existing HRSD force main located adjacent to Mooretown Road in the vicinity of the Anvil Campground.

There is another alternative to convey the sewage to HRSD, which is to use the existing 6 inch force main along Mooretown Road, which conveys the wastewater from the adjacent Governor's Green timeshare resort to the HRSD force main. A detailed study of the Governors Green sewage pumping station will need to be performed in order to determine if using the existing 6 inch force main for both projects is feasible. This option would eliminate having two parallel force mains along Mooretown Road.

All system components shall be designed to York County standards for acceptance into the York County system. Please refer to the Master Water and Sewer Plan (Master Plan Sheet 6) for the preliminary layout of the on site sanitary sewer system. Also, please find below "Table 1" which shows the anticipated sewage flows for the project.

Table 1 – Projected Wastewater Flows from The Reserve at Williamsburg

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single-family and Duplex Units	91	250	22,750	24	15.8	39.5
Condos	216	250	54,000	24	37.5	93.8
Apartments	152	225	34,200	24	23.8	59.5
Subtotal	459		110,950		77.1	192.8
NON-RESIDENTIAL						
Active Restaurant (sit down)	28,000 sf	0.2	5,600	16	5.8	14.5
	400 seats	35	14,000	16	14.6	36.5
Subtotal			19,600		20.4	51.0
TOTAL			130,550		97.5	243.8

C. Fire Protection and Emergency Services

There are currently six (6) fire stations providing fire protection and Emergency Medical Services (EMS) services to York County with support from James City County and the City of Williamsburg. Four (4) stations are located within a reasonable distance to the project site from the three Jurisdictions. Two of the four stations are located in York County, one in James City County, and one in the City of Williamsburg. The closest fire station to the subject site within York County is the "Bruton" Station 3, located at 114 Hubbard Lane, just over 3.1 miles southeast of this project site. However, the project site falls within the "Skimino" Station 5, 2000 Newman Road, fire protection district, which is just over 4.1 miles North West of the subject property.

The two fire stations closest to the subject site are the City of Williamsburg's station located on Lafayette Street and James City County's Station 4 located on 5312 Olde Towne Road. The City of Williamsburg station is located approximately 1.5 miles South East of the subject property, while the James City County Station 4 is located approximately 1.9 miles North West of the subject property. Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The mutual aid agreement between these municipalities affords the future residents of the project more than adequate response to potential emergencies.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Because the proposed land use is senior housing and no school age children will be permitted to reside in the community, there will be no direct impacts on the local school system.

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

Investigations were conducted by Williamsburg Environmental Group (WEG) in the fall of 2005 for the property. The extent of wetland features is shown on Master Plan Sheet 2- Existing Conditions. The U.S. Army Corps of Engineers confirmation of delineated wetlands is contained in the Appendix.

Based on the investigation by WEG and field surveying by AES, approximately 0.43 acres of wetlands are present on the property. In the Master Plan for the proposed development, some disturbance of the wetland environment is shown. One isolated non-forested wetland will be affected by the development of internal roads and lots. One upper reach on a non-contributing stream containing 0.22 acres of wetlands will be impacted with the construction of a stormwater management facility serving the commercial site and some of the residential area near Mooretown Road. In addition, there may be some temporary disturbances of some steep slopes associated with the construction of an on-site sanitary sewer pump station and the stormwater management facility in a ravine at the eastern edge of the site. All of the above described items may require proper state and federal permitting prior to the issuance of York County Land Disturbance Permits. The uppermost reach of a tributary stream that has been determined to be perennial is located below the stormwater management facility in the ravine leading to that stream. The facility and the proposed grading to construct it lie outside of the 100' RPA and 200' watershed protection buffers.

B. Resource Protection Areas

The property contains Resource Protection Areas (RPA) and associated buffers in two locations which are shown on Master Plan Sheet 2- Existing Conditions. Also illustrated is the 200' watershed protection buffer along the perennial stream identified by WEG along the southern property line.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) shows several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types. Soils mapping can be seen on Master Plan Sheet 2- Existing Conditions.

VIII.

ANALYSIS OF STORMWATER MANAGEMENT

This project is located in the York County Watershed Management and Protection Area Overlay District and thus is subject to special storm water management criteria. These criteria will be met primarily through the installation of four wet ponds. These facilities will provide both flow attenuation and pollutant removal for the project. York County uses the CBLAD method of calculating pollutant removal and this plan achieves the required pollutant removal from these four ponds. The City of Williamsburg, the seller of the property, has placed development restrictions on the property which limit the impervious cover to be placed thereon. The limit has been set at 45% impervious cover and has been reflected in the preliminary pollutant removal calculations. Other restrictions in regard to buffers, land use, and the use of Low Impact Development (LID) techniques have also been imposed. A copy of these restrictions are included in the appendix.

Using the CBLAD calculation method the pre-development phosphorous load is 31.25 lbs., while the post development pollutant load is 73.30 lbs., which yields a net pollutant removal required of 42.05 lbs. The total pounds of phosphorous removed by the four ponds are 42.08 lbs. Please refer to the attached master storm water management plan as well as the BMP Pollutant Removal Calculation Summary and associated worksheets contained in the appendix for the details of the calculations.

In addition to the wet ponds, the master storm water management plan indicates potential locations for LID methods to be utilized. These methods may include bioretention cells, infiltration trenches, dry swales, grass swales, or other recognized techniques. In addition, an infiltration component similar to those incorporated in the ponds at the Sentara Williamsburg Regional Medical Center campus is planned. While the wet ponds alone provide the necessary pollutant removal, these LID measures will provide an additional pollutant removal component which will exceed the York County Storm water requirements while meeting the contractual requirements stipulated by the City.

IX.

ANALYSIS OF IMPACTS TO TRAFFIC

A Traffic Study has been prepared by DRW & Associates. A copy of this traffic study is included in this study with an exhibit showing the proposed improvements.

The Illustrative plan provided with this submission package depicts parking at the senior housing independent living requirement of 1 space per unit plus 1 space per six units for visitor parking. Based on the experience of First Centrum with similar projects, this parking requirement, while meeting Performance Standards for senior housing, is more than may be required. Supporting documentation is included in the appendix. If a reduction in the total number of spaces is requested, a parking reduction study will be prepared and provided during final development plans in accordance with 24.1-604(b) of the York County Zoning Ordinance.

X. FISCAL IMPACT STUDY

A fiscal impacts analysis has been prepared by the Wessex Group and is included with this report.

XI. CONCLUSIONS

The Reserve at Williamsburg represents an appropriate mix of land uses on this site in York County. The age restricted independent living community provides a logical transition between surrounding land uses, including the timeshares to the east and west of the property. The small commercial component can serve the residents of the Reserve as well as the surrounding community. The 459 units proposed represent a net density (exclusive of retail component) of approximately 8 units per acre and the projected senior population of 765 residents will not burden area schools. Of equal importance, the Reserve at Williamsburg helps fill a growing regional need by providing active adults with the opportunity to downsize homes while continuing to live in the local area.

This proposed community meets the intent of the Planned Development District with assurances for the provision of ample open space and its efficient use. First Centrum's experience with senior housing assures the county of high standards of design, layout and construction. The Reserve will provide a model for the development of superior senior housing in York County; and, the variety of housing types and the commercial center achieve a strong mix of complimentary land uses.

The Traffic Study concludes that this project will not burden the existing area road system now and into the future. The Fiscal Analysis concludes a net positive fiscal impact to the County, at build out, of approximately \$458,000 per year.

There are adequate public utilities with capacity to serve this project. Fire and life safety issues have been addressed with this application and through meetings between First Centrum and the Fire Marshall.

Finally, the careful planning of this project with regard to open space, buffers, carefully planned stormwater management systems and limits on impervious surfaces assures the County and the City of Williamsburg that the Waller Mill Reservoir will be protected.

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2006:

Present

Vote

Alfred E. Ptasznik, Jr., Chair
Nicholas F. Barba, Vice Chair
Christopher A. Abel
Alexander T. Hamilton
John W. Staton
Anne C. H. Conner
John R. Davis

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A 70.7-ACRE PLANNED DEVELOPMENT AT 4300 MOORETOWN ROAD CONSISTING OF A 63-ACRE SENIOR HOUSING-INDEPENDENT LIVING DEVELOPMENT AND A 7.7-ACRE COMMERCIAL CENTER

WHEREAS, Fourth Centrum of Virginia, Inc. has submitted Application No. PD-17-06, which seeks to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel for the purpose of establishing a 63-acre independent living senior housing development with a 7.7-acre commercial center on property located at 4300 Mooretown Road approximately 2,030' west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor's Parcel No. 5-52 (GPIN# D16c-1780-1578); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of ____, 2006, that Application No. PD-17-06 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel located at 4300 Mooretown Road approximately 2,030' west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor's Parcel No. 5-52 (GPIN# D16c-1780-1578) subject to the following conditions:

1. Age Restriction

The residential component of this Planned Development shall be developed and operated as age-restricted senior housing in accordance with the definition of Senior Housing-Independent Living Facility set forth in Section 24.1-104 of the York County Zoning Ordinance.

2. General Layout, Design, and Density

- a) A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any land clearing or construction activities on the site. Said site plan shall be in substantial conformance with the conceptual plans titled "Master Plan for The Reserve at Williamsburg, Alternatives A or B" prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006, except as modified herein. Substantial deviation, as determined by the Zoning Administrator, from the general design and layout as depicted on the "Non-Binding Illustrative Plan" or amended herein shall require resubmission and approval in accordance with all applicable provisions as established by the York County Zoning Ordinance. Limited deviations from the "Non-Binding Illustrative Plan" as depicted on plans titled "Master Plan, Alternative A" and "Master Plan, Alternative B," both prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006 shall be permitted.
- b) Architectural design of all residential structures, including the clubhouse, shall be in substantial conformance with the building elevations submitted by the applicant and titled "Architectural Renderings: The Reserve at Williamsburg," dated May 12, 2006, copies of which shall be kept on file in the York County Planning Division.
- c) The layout and design of the residential development shall be in conformance with the performance standards for senior housing set forth in Section 24.1-411 of the York County Zoning Ordinance, except as modified herein.

- d) The commercial center shall be developed in accordance with the standards for nonresidential uses within the PD district set forth in Section 24.1-361(h) of the Zoning Ordinance.
 - e) The maximum number of residential units shall be 459.
 - f) The maximum building height shall be sixty feet (60') for rental apartment buildings and 72 feet for condominium apartment buildings.
 - g) The minimum building separation for single-family detached and duplex units shall be fifteen feet (15'), provided, however, that where two adjacent structures are separated by less than twenty feet (20'), the following conditions shall be met:
 - 1. Structures shall be constructed with an approved NFPA 13R Sprinkler System, and/or
 - 2. All adjacent facing walls shall be constructed with an approved fire-resistive exterior finish (or other approved alternatives) and said fire-resistive construction shall include associated projections (cornices, eaves, overhangs, fireplaces, etc). Furthermore, in order to accommodate design features, a limited percentage (exact percentage to be determined by the Fire Chief) of fire-resistive section of the structure could be allowed to have unprotected openings, and
 - 3. No more than two adjacent buildings shall be separated by less than twenty feet (20'), and such buildings shall be offset with no adjacent parallel exterior wall.
 - h) Freestanding signage for the residential portion of the project shall be limited to a single monument-type community identification sign along Mooretown Road measuring no greater than 32 square feet in area and six feet (6') in height. Signage for the commercial parcel shall be in accordance with the provisions for LB-Limited Business districts, as established in Section 24.1-703 of the Zoning Ordinance.
3. Streets and Circulation
- a) In order to provide for safe, convenient, and continuous pedestrian circulation throughout the development, a four-foot (4') wide sidewalk shall be constructed on at least one side of all private residential streets within the development and shall include pedestrian connections to off-road walkways and walking trails and to the commercial center.

- b) Street lighting shall be provided at each street intersection and at other such locations determined by the subdivision agent to maximize vehicle and pedestrian safety. The design of the street lighting shall be consistent with the design and character of the development.
- c) The developer shall install a 200-foot left-turn lane with a 200-foot taper and appropriate transitions on southbound Mooretown Road at the main road, as well as northbound right turn tapers on Mooretown Road at both the main road and the right-turn in/right-turn out driveway (150' tapers), if such additional driveway is determined to be acceptable in accordance with Zoning Ordinance requirements. The right-turn in/right-turn out driveway shall be constructed with an appropriate channelizing island.
- d) The main entrance shall include one dedicated left-turn lane and one dedicated right-turn lane for egress.
- e) The spacing from the edge of Mooretown Road to the first internal access point shall be 200 feet or greater, unless otherwise approved by the Virginia Department of Transportation.
- f) Pursuant to Section 24.1-255(b) of the Zoning Ordinance, the developer shall provide a transit bus shelter and pullout, the design and location of which shall be subject to the approval of the Williamsburg Area Transport.
- g) Pursuant to Section 24.1-252(b)(2) of the Zoning Ordinance, the right-turn in/right-turn out entrance to the commercial center depicted on the referenced plan shall be permitted only if the need for and safety of such is substantiated by a traffic impact analysis prepared in accordance with Section 24.1-251(b) of the Zoning Ordinance.

4. Utilities and Drainage

- a) Public sanitary sewer service shall serve this development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and in accordance with all applicable regulations and specifications. The applicant shall grant to the County all easements deemed necessary by the County for the maintenance of such sewer lines.
- b) A public water supply and fire protection system shall serve the development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and the Department of Fire and Life Safety in accordance with all applicable regulations and specifications. The applicant shall grant to the

County or the City of Williamsburg all easements deemed necessary by the County for maintenance of such water lines.

- c) The development shall be served by a stormwater collection and management system, the design of which shall be approved by the County Administrator or his designated agent in consultation with VDOT and in accordance with applicable regulations and specifications. Any easements deemed necessary by the County for maintenance of the stormwater system shall be dedicated to the County; however, the County shall bear no responsibility for such maintenance.
- d) The property owners' association(s) shall own and be responsible for the perpetual maintenance of all stormwater retention facilities serving the Planned Development.

5. Open Space and Recreation

- a) The location and arrangement of open space shall be generally as depicted on the plan titled "Master Plan for The Reserve at Williamsburg," prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006.
- b) A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided. Said area(s) shall include, at a minimum, the following facilities and amenities:
 - Swimming pool (indoor or outdoor)
 - Covered pavilion
 - Barbecue/picnic area
 - Walking trails
 - Fountains (2)
 - Benches (10)
 - Trellises (3)
 - Yard game areas
 - Gazebos (2)
- c) Indoor recreational amenities shall consist of, at a minimum, a combined total of 8,250 square feet of indoor recreation space, including 2,775 square feet in the rental apartments and 2,475 square feet in the condominium apartments and a 3,000-square foot clubhouse/recreation center, each with an exercise room, multi-purpose community room, bistro-style (non-commercial) kitchen, fireplace, and other amenities as set forth in written materials supplied by the applicant and dated May 12, 2006.
- d) All common and public improvements within the development shall be subject to the standards governing timing, performance agreements, and surety

requirements set forth in Sections 24.1-362(b)(3) and (4) of the Zoning Ordinance.

- e) The location and manner of development for the recreation area shall be fully disclosed in plain language to all home purchasers in this development prior to closing.
- f) All common open space and recreational facilities shall be protected and perpetual maintenance guaranteed by appropriate covenants as required in the York County Zoning Ordinance and submitted with development plans for the project.

6. Fire and Life Safety

- a) In conjunction with the site plan submittals for this project, the developer shall submit a detailed description of the proposed features of the project and building design related to protection and safety of the residents, as well as operational procedures to ensure and facilitate the safety of the residents in the event of fire or other emergencies.
- b) All rental and condominium apartment units shall be equipped with an approved (NFPA 13) fire suppression system throughout (including attic areas), underground vault(s), PIV(s), and FDC(s).

7. Historic Resources

As set forth in the written correspondence to the Planning Division from the Virginia Department of Historic Resources (VDHR) dated May 25, 2006 and in accordance with VDHR requirements, archeological excavation shall be performed in the area between the two sites identified as IF-R4 and IF-R5 on the map titled "Cultural Resources Survey Base Map" prepared by AES Consulting Engineers and dated February 21, 2006. Prior to the commencement of any land disturbing or development activity in the vicinity, the findings shall be submitted to the Zoning Administrator, who shall determine if additional studies and/or preservation of resources is required prior to construction.

8. Proffered Conditions

The reclassification shall be subject to the conditions voluntarily proffered by the property owners in the proffer statement titled "Conditions Voluntarily Proffered for the Reclassification of Property Identified as a Portion of Tax Parcel 05-00-00-052, GPIN D16c-1780-1578," signed by Jackson C. Tuttle, Williamsburg City Manager, and dated May 25, 2006, except as modified herein.

9. Restrictive Covenants

Prior to final plan approval, the applicant shall submit restrictive covenants for review by the County Attorney for their consistency with the requirements of Section 24.1-497 of the Zoning Ordinance.